

## LANDLORDS FAIL IN BIG MOVE TO BOOST RENTALS OF HOMES

War Inflation, Which Raises  
Cost of Nearly Everything  
Else, Passes Over Realty.

Landlords are giving up their plans for raising home rents.

Taxpayers' organizations and real estate boards have been unable to find good economic reasons for higher rentals in the Greater City. After several weeks of careful investigation, their representatives will report this condition to thousands of individual real estate owners. They admitted after conference to-day that no concerted rent-raising could be considered before next fall, at the earliest, and not then unless the situation should change very much for the worse.

The rent-raising movement was aroused by the steadily increasing costs of living necessities, with the certainty of higher taxes as the re-

sult of great government expenditure. It was led by the Real Estate Board, State Taxpayers' Council, Real Estate Association of the State of New York, United Real Estate Owners' Association and more than a score of realty organizations. They declared that the failure to get legislation for lightening the exactions against real estate led to no other course than an increase in rentals. They pointed to rising prices on all sides, with real estate the only thing which had not been affected by the general war inflation.

Investigation by committees and experts have shown, however, that home rents in Greater New York should remain a notable exception to the higher living charges. This has resulted from several factors.

### WHY RENTS SHOULD NOT RISE WITH OTHER LIVING COSTS.

First—The immigration flow, which has added from 150,000 to 300,000 persons every year to metropolitan population, has practically disappeared since the start of the war—in fact, there has been a net backward movement to Europe—and this has reduced the demand for housing, thus making homes more plentiful. Second—Large supplies of prosperity have been available for builders in all sections where new homes could be made profitable. Third—The completion of dual rapid transit subway lines has begun to open vast outlying tracts for home builders, who are putting up houses of all types as fast as they can get people to fill them. Fourth—The passage of laws shortening the hours of labor has enabled the working masses to spend more time on the trip between home and

employment, thus spreading them outward over a wider area with a resultant lessening of the competition for home space.

To summarize, the investigators have found plenty of houses for all of the people and plenty of money for the building of more, well in advance of demand. In addition, the great goods of money seeking investment make the ruling interest rates very low and owners of such gilt-edged holdings as Greater New York real estate should be satisfied with a comparatively small return on their investment. Real estate in the best European cities before the war was not expected to return more than 2 to 4 per cent a year, while metropolitan realty even under current abnormal conditions averages from 4 to 10 per cent.

### FAMILIES HASTEN BACK TO OLD HOME DISTRICTS.

While the investigators are not ready to be quoted in regard to their probable joint conclusions, it is understood that they will recommend acquiescence on the part of owners so long as conditions remain no worse. In the event of increased needs for cash on the part of city, State or Nation, they will unite to enforce a levy upon other sources of revenue, starting with corporations and reserving a general tax on incomes of all kinds as a last resort.

These measures are expected to guarantee home renters in the Greater City against higher charges. They are leading to a change for the better in local conditions throughout many old residential districts. In some, the enhancements call for a further higher rental level, but tenants who do not want to pay more are being notified that they can find cheaper and better accommodations in the equally accessible localities. Thus holding the average rentals down to the old figure.

The new zoning restrictions, which protect home neighborhoods from business or objectionable invasion, are working also in this enhancement. With the pressure from immigrant overflows removed, old families are returning to many sections such as Greenwich Village, Chelsea, and even through the lower east side. Stately old dwellings all around Washington Square, which were being abandoned to the crush of the masses, now find a bright future in alteration for tenants of highly discriminating tastes.

These transformations are almost startling, says Vincent C. Pepe, a broker who is specializing there. "Houses which had fallen to the \$1,000-a-year rental class are rebuilt or altered so as to return \$4,000."

"The lower east side is entering a new era," says John H. Hallock, whose family has long been specialists in its realty. "Owners are not only retaining tenants but are starting a wide effort to encourage the return of former residents into the modernized houses. They are complying with all regulations of the various City and State departments, installing hot water supply, white enamel sinks, new ranges and the latest conveniences, even in the cheapest tenements. The lower east side is winning back a good deal of its old-time residential favor."

### SLAYER OF FATHER-IN-LAW TRIES TO HANG HIMSELF.

STAMFORD, Conn., March 12.—Ferdinand Laudati, who murdered his father-in-law, Prof. Ernest Pump, a music teacher here, Saturday, and shot Prof. Pump's wife and Joseph Lombardo, a pupil of Pump's, tried to hang himself in the City Jail here yesterday. He made a noose of his suspenders, fastened it about his neck and to a bar of his cell. The suspenders broke and he fell on the stone floor stunned. An officer found him there. When he was being arrested Saturday, Laudati tried to swallow strychnine.

## MOONEY, BOMB SETTER, USED HIS HUMAN PRIVILEGE

Sentenced to Die, He Sends Statement to Friends Here Who Are Arranging Demonstration.

A statement issued by Thomas Mooney, condemned to death for his complicity in the San Francisco bomb plot on Preparedness Day, was made public yesterday by the New York Publicity Committee of the International Workers' Defense League, which, with the Central Federated Union and the United Hebrew Trades, is arranging a mass meeting in Carnegie Hall in behalf of Mooney on Wednesday night.

The statement, which contains a vigorous assertion of his innocence and an attack upon the methods used to convict him, is in part:

"I am under sentence of death. Whatever may be the legal equivocation, the crime of which I have actually been convicted is not that of having thrown a bomb into a throng of innocent people, which included my wife's brother-in-law, to whom we are both tenderly attached, but that of having striven with what strength I had for the alleviation of the industrial wrongs that labor has suffered and the establishment of the rights which naturally belong to labor. "I do not believe I cannot believe that because I have thus adhered to the duty and exercised the simple privilege of a human being, I must meet death on the gallows."

## 29,420,000 PHONE CALLS DAILY ON BELL SYSTEM

Pressure of Business So Great the Company Will Spend \$90,000,000 in Improvements This Year.

A daily average of 29,420,000 telephone calls were recorded in 1916 by the Bell system, which was approximately at the rate of 100 calls a year for every man, woman and child in the United States, according to the annual statement of the company made public here to-day.

It was announced that the pressure of business had been so great that it was planned to spend \$90,000,000 this year for improvements, as against \$66,000,000 last year.

Total operating revenues for 1916 were \$264,000,000, an increase of \$30,151,000 over 1915. Total gross income was \$79,253,000, an increase of 14.1 per cent over 1915. Of this, \$22,114,000 was paid for interest, rent, etc., leaving \$57,139,000 for dividends and more than \$22,000,000 to be added to surplus.

The report of the American Telephone and Telegraph Company, separated from that of the Bell system, showed net earnings of \$44,743,376, an increase of \$3,625,889 over 1915.

## BULL MOOSE TO MEET IN ST. LOUIS APRIL 12

Matthew Hale, Acting Chairman of National Progressive Party, Issues a Call.

Matthew Hale, Acting Chairman of the National Progressive Party, has issued the call for the party convention in St. Louis, to be held April 12, 13 and 14, at the Planters' Hotel. This is the branch of the Progressive Party which did not combine with the Republicans in the last campaign.

In the letter, sent out under Saturday's date, Mr. Hale wrote in part:

"At our convention the Progressive Party will adopt permanent working plans for its own future and transmit such other business as may properly come before it. To facilitate the work of our convention a preliminary Committee on Resolutions has been appointed. This committee will sit at national headquarters in New York until one week before April 12."

## SHOT, DIES WEEKS AFTER.

Ship Captain Who Wounded Louis Goerke Has Sailed.

Louis Goerke, thirty, a sailor who lived at No. 203 South Street, Manhattan, died yesterday in the Bayonne Hospital. On Feb. 20 he was shot in the right chest by Capt. Oscar Lane of the steamship Pearl Shell, which lay at the Tidewater oil docks, Bayonne. Goerke's brother, William, was a cook on the ship. Louis visited him and was that William had been discharged and that the captain refused to pay him off. The brothers and the captain had a dispute in the captain's office and the shooting resulted.

## SCHOOL TEACHER ARRESTED.

C. H. Smith of Clarkstown Accused of Hanging Boy's Head Upon Desk.

Charles H. Smith, a public school principal in Clarkstown, Rockland County, was arrested yesterday charged with second degree assault by the father of twelve-year-old William Hedman, a pupil. The complainant alleges that Mr. Smith banged the boy's head against a desk and injured him. Mr. Smith denies the charge. So much feeling was aroused by the arrest that a Police Magistrate, who was to hear the case, sent it to Justice J. S. Bismarck, who paroled Mr. Smith. The principal demanded a jury trial, which was set for Wednesday.

## Margaret Smith, Who Ran Away, Is Back in Her Home.

Margaret Smith, fifteen, who disappeared from her home, No. 2099 Seventh Avenue, Feb. 24, and was found in Worcester, Mass., Saturday, returned home with her parents last night. Her father, Alexander Smith, told a reporter last night that she was glad to get back. "Perhaps we exercised too much restraint," said Mr. Smith. "For Margaret was fond of dances and theaters. She was permitted to go to such places only in our company. This seems to be her chief complaint. I will take her out of the Washington Irving High School and continue her education in some convent until she has reached an age when she can look after herself."

On Sale Tuesday at 9 A. M.

# Macy's

Herald Square B'way, 34th to 35th St.

On Sale Tuesday at 9 A. M.

## Opening the Shirt Season With a Rush

# A SALE of 1,500 DOZENS of MEN'S SHIRTS

3,600 with Laundered Cuffs  
600 Pleated Shirts  
13,800 with Soft Cuffs  
All Coat Models

79c

Fine Woven Madras  
Printed Madras Patterns  
Highly Mercerized Fabrics  
and Crepe Weaves

1,200 Dozens Are Made with Centre Pleats and 5 Pearl Buttons

"Extraordinary" only begins to describe the opportunity which this sale presents. Considering the high cost of materials and labor, only through a carefully planned sale could such dependable shirts be offered at this low price. We prepared for this sale eight months ago.

We have assembled a wonderful assortment of shirtings, including fine woven and printed madras, high grade mercerized weaves and crepes—all fabrics of the better sorts. The variety of patterns and colorings is so great that a description of any one of the shirts would mean little.

### Men Who Know Shirt Values To-day Will Buy Them in Dozen Lots

Every shirt was made for Macy's according to specifications which insure good material, perfect fit and good tailoring, and every shirt bears Macy's label.

Sizes 14 to 18. Sleeves 33, 34 and 35 inches.

**Extra Sales Force** **Extra Selling Space**

Macy's—Main Floor, 35th Street, Broadway

## Doctors Stand Amazed at Power of Bon-Opto to Make Weak Eyes Strong—According to Dr. Lewis

Guaranteed to Strengthen Eyesight 50%  
In One Week's Time in Many Instances

### A Free Prescription You Can Have Filled and Use at Home

"Victims of eye strain and other eye weaknesses, and those who wear glasses, will be glad to know that according to Dr. Lewis there is a real cure and help for them. Many whose eyes were failing say they have had their eyes restored by this remarkable prescription, and many who once wore glasses say they have thrown them away, one man says, after using it: "I was almost blind. Could not see to read at all. Now I can read everything without my glasses and my eyes do not hurt any more. At night they would pain dreadfully. Now they feel fine all the time. It was like a miracle to me." A lady who used it says: "The atmosphere seemed heavy with a without glasses, but after using this prescription for 15 days everything seems clear. I can read even fine print without glasses." Another who used it says: "I was bothered with eye strain caused by overworked, tired eyes which induced nerve headaches. I have worn glasses for several years both for distance and work, and without them I could not read my own name on an envelope or the typewriting on the machine before me. I can do both now and have sharpened my line distance glasses accordingly. I can count the fluttering leaves on the trees across the street now, which for several years have looked like a dim green blur to me. I cannot express my joy at what it has done for me."

It is believed that thousands who wear glasses can now demand them in a reasonable time and quantities more will be able to strengthen their eyes as is to be seen the trouble and expense of ever getting glasses. Eye troubles of many descriptions may be wonderfully benefited by the use of this prescription. Go to any active drug store and get a bottle of Bon-Opto tablets. Drop one Bon-Opto tablet in a fourth of a glass of water and let it dissolve. With this liquid bathe the eyes twice or four times daily. You should notice your eyes clear up perceptibly right from the start and inflammation and redness will quickly disappear. If your eyes bother you even a little it is your duty to take steps to save them now before it is too late. Many hopelessly blind might have saved their sight if they had cared for their eyes in time.

Note: Another prominent physician in whom the above article was submitted, said: "The Bon-Opto prescription is truly a wonderful remedy. The excellent ingredients are well known to correct eye weakness and which according to them, I have used it very successfully in my own eyes. I have seen cases where strained through overwork or faulty vision, which, when treated with Bon-Opto, were cured. I have seen cases where the eyes were strained through overwork or faulty vision, which, when treated with Bon-Opto, were cured. I have seen cases where the eyes were strained through overwork or faulty vision, which, when treated with Bon-Opto, were cured."

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# Lord & Taylor

38th Street FIFTH AVENUE 39th Street

## Extraordinary Sale of Women's House Dresses

Tomorrow, Tuesday

Dozens and dozens of crisp and pretty Tub Dresses suitable for indoor or outdoor wear, purchased at special concessions and offered at prices that mean

Savings of at Least One-Third

Six models only—but those the most attractive a leading manufacturer's Spring assortment affords. Smartly cut and finished with that perfection of detail every woman appreciates. All models have pockets on the flaring skirts.

### House Dresses \$1.95

**White Pique**; tailored model, hemstitched and button trimmed.

**Striped Gingham**, of fine quality, in a pretty model, with organdie cape collar and cuffs.

**Striped Poplin**—white with colors; a model with wide belt; collar and cuffs of dainty Swiss embroidery.

**Striped Gingham House Dresses, \$1.45**

In neat, cool colors, with crossover collar, cuffs, belt and pocket strappings in plain color.

### House Dresses \$2.75

**Striped Lawn**—sheer and fine; model with organdie collar and cuffs. Deep tucks add to the skirt's style.

**Striped Crash**—tan with blue or green. Tailor finished coat dress, buttoned from neck to hem. Tan crash cape collar and cuffs.

Second Floor.

Continuing the Sale of

## Women's Tailor-Made Suits at \$29.50

Featuring eight new, distinctive spring models at a price, an event that marks a telling innovation in early-season suit-selling.

Third Floor

## GRAND RAPIDS FURNITURE

CREDIT TERMS		
\$3.00 Down on \$50.00		
5.00 " " 75.00		
7.50 " " 100.00		
10.00 " " 150.00		
15.00 " " 200.00		
25.00 " " 300.00		

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With Every Purchase of \$75.

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**\$2 UP**  
SOLID GOLD BRIDGE WORK  
Silver Fillings  
**50c UP**

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Over 10 years experience. All work guaranteed for 10 years.  
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